



GRASSROOTS
REALTY GROUP

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**16, 100 Rundle Drive
Canmore, Alberta**

MLS # A2283037



\$819,000

Division:	South Canmore		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,177 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Landscaped, See Remarks, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 480
Basement:	None	LLD:	-
Exterior:	Composite Siding, Wood Frame, Wood Siding	Zoning:	R3
Foundation:	Poured Concrete, Slab	Utilities:	-
Features:	Granite Counters, Kitchen Island		

Inclusions: N/A

Thoughtfully designed 3-bedroom, 2.5-bath townhome with mountain views just minutes from downtown. The open-concept main floor features hardwood flooring throughout, granite countertops, and a carefully designed kitchen with stainless steel appliances, rich wood cabinetry, and a built-in wine holder, flowing seamlessly into a cozy, inviting living room that offers a warm and comfortable space to relax after a day in the mountains. A convenient half bath and stacked laundry complete this level. Upstairs, the spacious primary bedroom includes a beautifully finished ensuite, along with 2 additional bedrooms and a full bathroom, with stunning east and west facing mountain views from the upper level. The home also offers in-unit storage plus additional secure storage in a separate building, ideal for bikes, skis, and all your mountain gear. The Bow River trail system is just one block away, with a playground steps from the front door, and schools, downtown shopping, and Main Street all within a short walk, making this an exceptional opportunity to enjoy mountain living with everyday convenience.